

# WHITE DRUCE & BROWN

PROPERTY CONSULTANTS

Elliott House, 28a Devonshire Street, London W1G 6PS

## PRELIMINARY DETAILS

**Mayfair/St James's**

**Prestigious Fully Fitted Office  
To Let**

**6 Arlington Street, London, SW1A 1RB**

**Self-Contained 1<sup>st</sup> Floor – 2,753 sq.ft.**



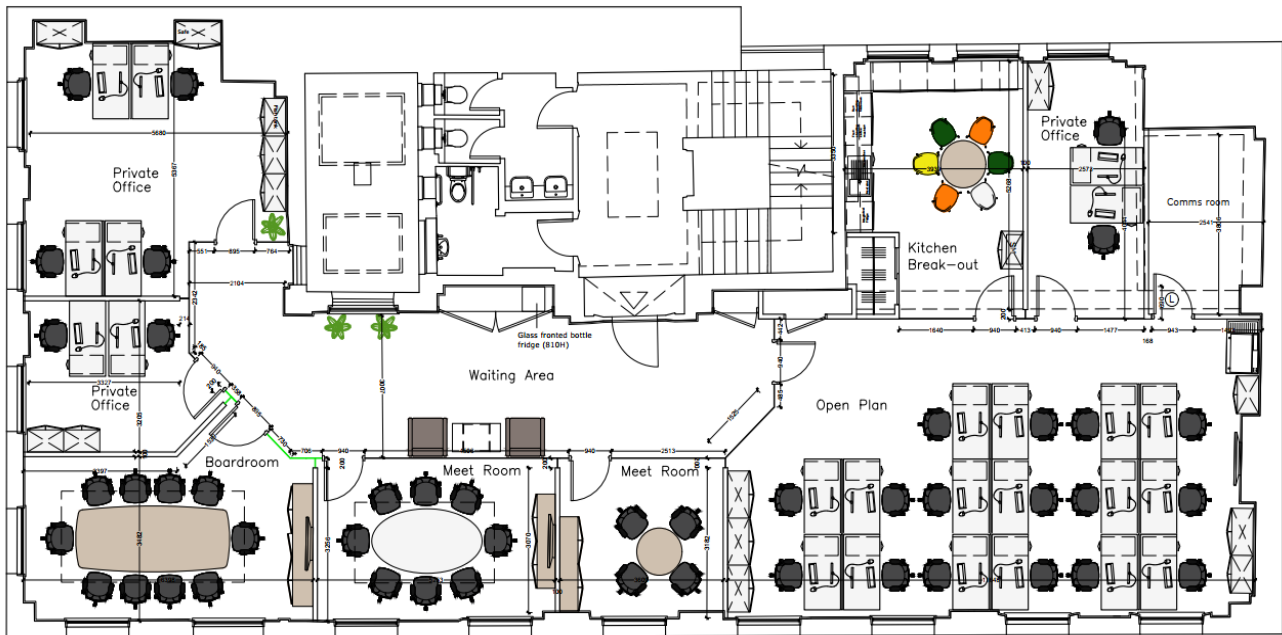
- Entire 1<sup>st</sup> Floor
- Corner Position with Excellent Natural Light
- Prestigious Entrance Hall with Commissionaire
- Raised Floors
- Air Conditioning
- Metal Tiled Suspended Ceiling
- LED Lighting
- Fully Fitted
- Shower Facilities
- 24 Hour Access
- Kitchenette/Staff Room

[www.whitedrucebrown.com](http://www.whitedrucebrown.com)

**020 7467 5997**

Fax 020 7224 5212

THESE DETAILS ARE BELIEVED TO BE ACCURATE BUT THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.



**Terms**

**Lease** New lease available directly from the Landlord.

**Rent** £82 p.s.f. exc VAT.

**Rates** RV - £176,000, payable £32 p.s.f. approx.

**Service Charge** £21.20 p.s.f. p.a. approx.

**Legal Costs** Each party to bear their own legal costs.

**Viewing** Strictly by prior appointment.